



# Gillespie Field Development Council



## **A Joint Powers Agreement Between the City of El Cajon and County of San Diego**

*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Barry Bardack  
*Chairman*

Cliff Leary  
*Vice Chairman*

Phyllis Trombi  
*Councilwoman*

Bob Parker  
*Councilman*

Bob Davison  
*Councilman*

### **MINUTES OF NOVEMBER 15, 2011 DRAFT – SUBJECT TO GFDC APPROVAL JANUARY 17, 2012**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Barry Bardack	Peter Drinkwater
Cliff Leary	Marc Baskel
Phyllis Trombi	Lee Ann Lardy
Bob Davison	Debbie Stalnaker
Jeff Swiney	Denbigh Dickson

\*For others present, sign-in sheet is available in the Administration Building office.

Audio of the latest GFDC meeting is available online:  
<http://www.sdcountry.ca.gov/dpw/airports/gfdcagenda.html>

#### **1. ROLL CALL**

Chairman Bardack called the meeting to order at 6:00 p.m.

#### **2. APPROVAL OF MINUTES**

Ms. Trombi made a motion that the minutes of September 20, 2011 be approved. Mr. Swiney seconded the motion, which passed unanimously, with Cliff Leary abstaining as he was not at the September meeting.

#### **3. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**

None.

#### **4. CHAIRMAN'S REPORT**

Mr. Bardack welcomed Marc Baskel as the new Gillespie Field Airport Manager. He stated a number of articles have recently been published expressing discontent with Gillespie Field redevelopment and requested a study be completed to inform people how the County Airports system contributes economically to the county of San Diego. Mr. Drinkwater thought County Airports had enough information to complete a spreadsheet that would give a good ballpark figure for PR.

#### **5. PJD CALIFORNIA PROPERTIES, LLC: NEW 55-YEAR INDUSTRIAL LEASE**

Ms. Lardy presented a Power Point regarding the new 55-year industrial lease with PJD California Properties, LLC. She went over the background of the lease and the proposed terms of a new industrial lease. Ms. Lardy introduced David Dudley, manager of PJD California Properties, LLC. Ms. Trombi wanted the record to reflect that council could come back and ask for information about subleases if they had questions about a particular property.

*MOTION – “Gillespie Field Development Council recommends the Board of Supervisors approve the new 55-year lease with PJD California Properties, LLC as recommended by staff.”*

Mr. Davison made the motion to approve. Mr. Leary seconded the motion, which passed unanimously.

#### 6. GILLESPIE FINANCIAL UPDATE

Ms. Dickson gave a financial update on the final costs for Gillespie Field for Fiscal Year 10-11. She went over expenditures such as salaries & benefits, services & supplies, and capital projects; and revenue such as rents & leases, grants, interest, tie downs & fuel flowage, and miscellaneous. She also provided a break-down of the different categories of leases: aviation, industrial, public service, and miscellaneous.

#### 7. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater reported on the ECEDC bus tour that spotlighted several east county communities and ended with a windshield tour of Gillespie Field and refreshment stop at the Allen Airways Museum Spear Field. Mr. Drinkwater also gave a presentation at a Mega Mixer hosted by the El Cajon and Santee Chambers of Commerce at Jet Air. Mr. Drinkwater's presentation covered the County's eight airports and where Gillespie Field fits in – past, present and future. In specific he covered the history of Gillespie Field/Industrial Park and its economic impact; Gillespie Field's global access with 5300' runway; and the concept of an aerotropolis. Mr. Jim Slattery, owner of Jet Air, gave a presentation on his plans for a flying air museum and explained why he located at Gillespie Field. In addition Mr. Slattery put on a display of his fleet of aircraft for the chamber visitors. Most people who attended this event had never been on the airport before and they left with a deep appreciation of Gillespie Field and the constructive value it brings to East County.

#### 8. AIRPORT MANAGER UPDATE

Mr. Baskel gave the Good Neighbor Report: there were 15,084 operations in September and 17,684 operations in October. There were a total of 23 noise complaints in September and October; an A-4 operating out of Gillespie Field as part of the “Salute to the Midway” ceremony caused noise complaints to increase during September and October.

Mr. Baskel reported on a meeting with Supervisor Dianne Jacob and several Lakeside constituents who had problems with aircraft flying over the Rattlesnake Mountain area. In the next few weeks, Scandinavian Aviation will provide a flight around the flight pattern for the residents and Supervisor Jacob to give the pilot's perspective in the air. There will be a follow-up meeting with Supervisor Jacob in January. Mr. Drinkwater and Ms. Trombi applauded the flight schools for the way they responded and addressed this issue.

9. REAL PROPERTY UPDATE

Ms. Lardy reported on the Broadway Channel project, which is being improved to bring the area into the 100-yr. flood plan. The project will be done by the Flood Control District at no cost to County Airports. This will have some impact on Gillespie Field Partners, and some hangar and tie down tenants may have to temporarily relocate to the transient ramp during construction.

Ms. Lardy gave an update on the Cajon Air Center PEIR. The comment period closed November 7<sup>th</sup>, a one week extension from the original date of October 31<sup>st</sup>, due to citizen requests for more time to respond. County received a total of 88 responses; 70 were in favor, 8 were against, and 10 were neutral. Staff is reviewing responses and all will be addressed in the final PEIR. County Airports will ask GFDC to make a recommendation to the Board of Supervisors at the January meeting. Ms. Trombi wanted the record to reflect she was voicing her bimonthly frustration at the lack of progress on the environmental for the 70-acre project.

10. RECOMMENDATIONS BY THE COUNCIL FOR ITEMS TO BE DISCUSSED DURING A FUTURE GILLESPIE FIELD DEVELOPMENT COUNCIL MEETING

Election of 2012 GFDC Chair & Vice Chair

11. OLD BUSINESS

Ms. Trombi asked Mr. Baskel for an update on the lead study schedule. Mr. Baskel responded that the details are still not worked out.

12. NEW BUSINESS

None.

13. ADJOURN

Mr. Bardack adjourned the meeting at 7:39 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, January 17, 2012 in City Council Chambers, 200 Civic Center Way, El Cajon.

By \_\_\_\_\_  
Debbie Stalnaker, Office Support Specialist